

IN RE: PETITION FOR SPECIAL HEARING
N/S Holly Neck Road, 297 ft. W
of Goff Road
Holly Neck Road
15th Election District
7th Councilmanic District
Mark Dickerson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-460--SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located on Holly Neck Road, known as a portion of lot No. 85 of the Cedar Beach subdivision. The Petition was filed by Mark Dickerson, property owner. The Petition also identifies Doris Dickerson as co-property owner, however, it was indicated at the hearing that Mrs. Dickerson is deceased and title to the subject property is now vested solely in Mark Dickerson. Special Hearing relief is requested to permit development of the eastern portion of the subject lot with a single family dwelling, as more particularly shown on the site plan, marked as Petitioner's Exhibit No. 1.

This matter came in for hearing with five other cases (6 in total) on Petitions filed by Mark Dickerson. Mr. Dickerson and his consultant, Buck Jones, attended the hearing. The other cases considered at that public hearing were cases Nos. 98-446-A, 98-447-A, 98-448-A, 98-449-A and 98-461-SPHA. Previously, a single consolidated opinion was issued for three adjacent properties under consideration in cases Nos. 98-447-A, 98-449-A and 98-461-SPHA.

As noted above, the property under consideration in this case (98-460-SPH) is actually a part of lot No. 85, as described in the Land Records relating to the subdivision of Cedar Beach. Lot 85 is, indeed, a

ORDERED FOR FILING

Date

By

10/22/98
C. J. [Signature]

unique property. Lot 85 is 1.647 acres in area, zoned R.C.5. Lot 85 has been divided into two separate pieces as a result of a conveyance of a fee simple strip which bisects lot 85. The resultant western portion of lot 85 is .934 acres in area and is an irregularly shaped unimproved property. The eastern portion of lot 85 is a rectangularly shaped parcel, 155 ft. in width x 199 ft. in depth, and .713 acres in area. The eastern portion of lot 85 is improved with an old frame dwelling.

The fee simple strip which divides this lot is owned by individuals other than Mr. Dickerson (Richard C. Schmidt and Cheryl D. Toles). That strip contains acreage which was intended to be used to contain a driveway leading from Holly Neck Road to the main portion of the Schmidt/Toles property, which abuts Sue Creek. In case No. 98-461-SPHA, the Petitioner, Mark Dickerson, sought relief to permit construction of a single family dwelling on the western portion of lot 85 (.934 acres). As noted in the opinion issued for that case, the requested relief was denied. In fact, I suggested in that opinion that Mr. Dickerson combine the western portion of lot 85 with two other lots which abut same (i.e., lot 134x and lot 155) to form a single lot which could be developed. That is, I denied relief for each of those individual three lots to permit development of a single family dwelling on each, and commented that the Petitioner should combine the three lots to create one sufficiently sized parcel capable of sustaining a dwelling in the R.C.5 zone, pursuant to the applicable provisions of the BCZR. A review of the Zoning Commissioner's docket shows that the opinion issued for those three properties in cases No. 98-447-A, 98-449-A and 98-461-SPHA was not appealed.

Relief is requested in the instant case (98-460-SPH) as it relates only to the eastern portion of lot 85. As noted above, that lot is approximately 31,000 sq. ft. in area (.713 acres). The Petitioner requests

COPIES OF THIS DOCUMENT
Date 10/22/98
By [Signature]

relief to allow construction of a new dwelling, on that portion of lot 85, which will replace the old frame dwelling which previously exists.

Upon due consideration of the testimony and evidence offered, I persuaded to grant the relief which has been requested with restrictions. In my judgment, the eastern portion of lot 85 is a unique parcel, in view of its configuration and its manner of creation. This is an isolated lot which does not abut any property owned by Mr. Dickerson. As shown on the site plan, the eastern portion of lot 85 is surrounded on three sides by the Schmidt/Toles property and on the fourth side by its frontage on Holly Neck Road. Thus, unlike my prior decision which affected the western portion of lot 85, there can be no combination of parcels to create a sufficiently sized lot. Additionally, I attach significance to the fact that the eastern portion of lot 85 which is under consideration was previously improved with a single family dwelling. A replacement dwelling on that parcel appears appropriate. Additionally, I think that it is significant that there will not be development in the neighborhood at large, in view of my decision in cases 98-447-A, 98-449-A and 98-461-SPHA. That is, the Petitioner may combine those three aforementioned lots into a single parcel to support one dwelling and that one dwelling will be permitted on the eastern portion of lot 85.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of October 1998 that, pursuant to the Petition for Special Hearing, approval for the development of the eastern portion of the subject tract for a single family dwelling, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until

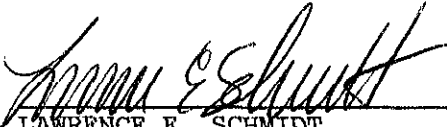
such time as the 30 day appellate process from this Order has expired.

2. The Petitioner shall submit building elevation drawings to the Office of Planning for review and approval for the design and architectural features of the proposed dwelling.

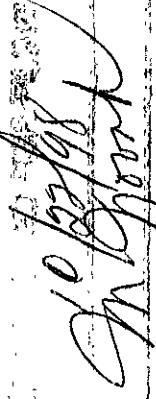
3. Compliance with the comment from the Department of Environmental Protection and Resource Management (DEPRM) dated June 15, 1998 regarding the Chesapeake Bay Critical Area will be required.

4. Compliance with the comment from the Development Plans Review Division dated June 23, 1998, attached hereto and made a part hereof will be required.

LES:man



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County


8/6/98
M. Chas



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 22, 1998

Mr. Mark Dickerson
2042 Popular Road
Baltimore, Maryland 21221

RE: Petition for Special Hearing
Case No. 98-460-SPH
Property: Holly Neck Road

Dear Mr. Dickerson

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: Mr. Buck Jones, 500 Vogts Lane, Baltimore, Md. 21221
Mr. and Mrs. Richard C. Schmidt, 2106 Holly Neck Road, 21221
Mr. and Mrs. Al Clasing, 2025 Holly Neck Road, 21221
Mr. Carl Maynard, 15646 Denton Road, 21221
Mr. Leroy Sennett, 1716 Beachwood Avenue, 21221
- c: Holly Neck Improvement Association, Inc.
1910 Marsh Road
Baltimore, Maryland 21221





Petition for Special Hearing

COCA

to the Zoning Commissioner of Baltimore County

for the property located at Holly Neck Road

which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve. This particular piece of property has a 25' right-a-way down the middle of the property making two separate parcel's. In the deed it has two separate meets & bounds descriptions and has been separate parcel's for at least 36 years. This situation is particular to this property. Both properties are large enough to be able to build homes on them and still be within the R.C.5 zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

Type or Print Name

Mark Dickerson 410-574-5952 (h)
(Type or Print Name)

Signature

Mark Dickerson
Signature

Address

Doris Dickerson spouse deceased
(Type or Print Name) death certificate attached

City

State

Zipcode

Signature

Address, City, State, Zip

2042 Popular Road 410-574-9544 (h)
Address Phone No

Type or Print Name

Baltimore, Md 21221
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Buck Jones
Name

Address

Phone No

500 Vogts Lane 410-574-9337 (w)
Address Phone No

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: BR DATE 5/27/98

Revised 9/3/95

98-460-SPH

4460

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR Holly Neck Road (address)

Election District 15 Councilmanic District 7

Beginning at a point on the North side of Holly
(north, south, east or west)

Neck Road which is 30'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 297' West of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Goff Road
(name of street)

which is 30' wide. *Being Lot # _____
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of

Cedar Beach as recorded in Deed
(name of subdivision)

Liber # 7505, Folio # 750, containing

30845 / .713 acre
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

98-460-SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-460-SPH
N/S Holly Neck Road, 297' W
Gott Road
15th Election District
7th Councilmanic District
Legal Owner(s):
Mark Dickerson & Doris
Dickerson

Special Hearing: to approve this particular piece of property has a 25-foot right-of-way down the middle of the property making two separate parcels.

Hearing: Monday, July 13, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/44B June 25 C238880

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/25/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053757

DATE 5/27/98 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Buck Jones

FOR: 030 Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 460

PAID RECEIPT

PROCESS	ACTUAL	TIME
5/28/1998	5/27/1998	13:39:41
0501	CASHIER CLERK	DRIVER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	051304	OFLN
OR NO.	053757	

50.00 CHECK

Baltimore County, Maryland

98-460-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

X FX

RE Case No 98-460-SPH

Permittee/Developer BUCK JONES

40 BUCK JONES

Date of Hearing Closing 7/13/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stecher

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at N/S HOLLY NECK RD.
297' W. GOFF RD.

The sign(s) were posted on 6/25/98
(Month, Day, Year)

Sincerely,

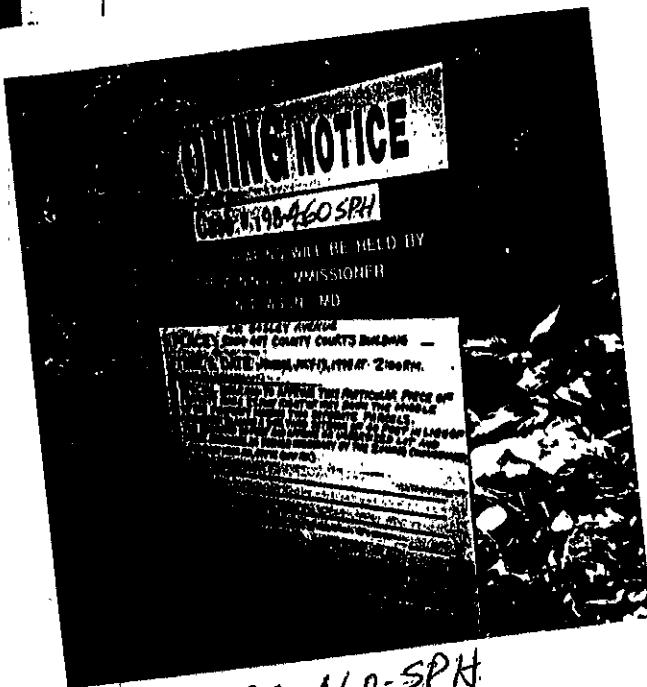
Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

503 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



98-460-SPH
JONES/DICKERSON
H.N.R. 297' W GOFF
7/13/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 9, 1998

NOTICE OF ZONING HEARING

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CASE NUMBER: 98-460-SPH
N/S Holly Neck Road, 297' W Goff Road
15th Election District - 7th Councilmanic District
Legal Owner: Mark Dickerson & Doris Dickerson

Special Hearing to approve this particular piece of property has a 25-foot right-of-way down the middle of the property making two separate parcels.

HEARING: Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Mark Dickerson
Buck Jones

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 28, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 25, 1998 Issue - Jeffersonian

Please forward billing to:

Buck Jones 410-574-9337
500 Vogts Lane
Baltimore, MD 21221

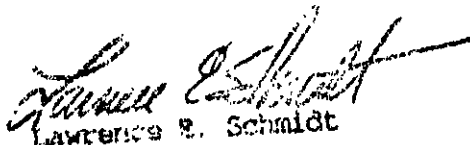
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HEARING: Monday, July 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

^{SES}
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 460 Petitioner: BUCK JONES

Location: HOLLY NECH RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BUCK JONES

ADDRESS: 500 VOGTS LANE

BALT. MD 21221

PHONE NUMBER: 410-574-9337



98-460-SPH

#460

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-460-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to separate two individually
described parcels of property recorded in the same
deed. Also, to request approval of an undersized lot
to construct a single family dwelling.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 7, 1998

Mr. Buck Jones
500 Vogts Lane
Baltimore, MD 21221

RE: Item No.: 460
Case No.: 98-460-A
Petitioner: Mark Dickerson
Location: Holly Neck
Road

Dear Mr. Jones:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 27, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)



Due Date: June 15, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JS*

SUBJECT: Zoning Item #460

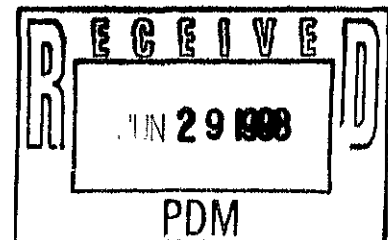
Dickerson, Holly Neck Road

Zoning Advisory Committee Meeting of June 8, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:TL:sp

C: Mark & Doris Dickerson



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: June 23, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Holly Neck Road and Popular Road

INFORMATION

Item Numbers: 446, 447, 448, 449, (460) and 461

Petitioner: Dickerson Property

Zoning: RC-5

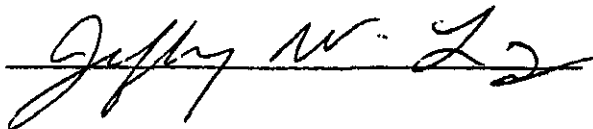
Summary of Recommendation:

Staff has reviewed the subject requests and recommends denial. This position is based on the the following:

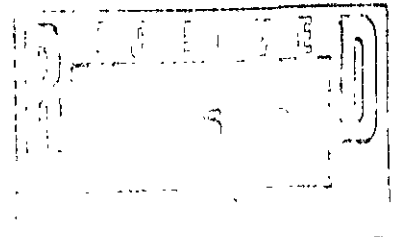
These lots could not be developed without the aid of public water and sewer. Public water and sewer is being installed in this area to correct existing health problems, not to allow or encourage new development. This position is explicitly stated in the Baltimore County Master Plan, the 1997 Master Water and Sewer Plan, and the Lower Back River Neck Community Plan.

Section 304 of the Baltimore County Zoning Regulations states: "A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if ... the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations."

Division Chief:



AFK/JL



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 23, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 15, 1998
 Item No. 460

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood plain protection elevation for the site is 11 feet.

RWB:HJO:jrb

cc: File

ZONE0615.460



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,
456, 460, 461, 462, 463, 464, 465, and John D.
Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-4-91
Item No. 460 BR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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Department of Permits & Development
Management

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RWB:HJO:jrb

cc: File

ZONE0615.460

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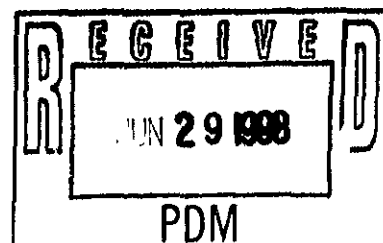
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GP:TI:sp

C: Mark & Doris Dickerson



RE: PETITION FOR SPECIAL HEARING
Holly Neck Road, N/S Holly Neck Rd, 297' W of
Goff Rd, 15th Election District, 7th Councilmanic

Legal Owners: Mark & Doris Dickerson

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-460-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Case # 98-460-SPH

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address Holly Neck Road Election District 15 Council District 5 Square Feet 71,256

Lot Location: W E S W side corner of Holly Neck, 297 feet from N E S W corner of Goff Road
(street) (street)

Land Owner Mark Dickerson Tax Account Number 15-08801620

Address 2042 Popular Road Telephone Number 410-574-9337
Baltimore, Md 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Sent to
OPCC
6/9/98

Signed by: _____
for the Director, Office of Planning & Zoning

Date:

98-460-SPH

460

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER.LOT (TXTSOPH)

492-024-8A

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

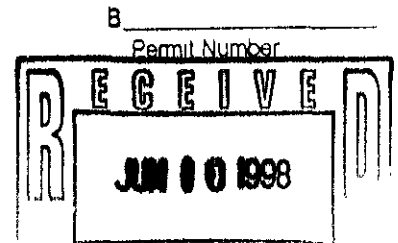
CASE # 98-460-SHA

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.



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☐ Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address Holly Neck Road Election District 15 Council District 5 Square Feet 71,256
Lot Location: N E S W side corner of Holly Neck, 297 feet from N E S W corner of Goff Road
(street) (street)

Land Owner Mark Dickerson Tax Account Number 15-08801620
Address 2042 Popular Road Telephone Number 410-574-9337
Baltimore, Md 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	PROVIDED?	YES	NO
1. This Recommendation Form (3 copies)	_____	_____	_____
2. Permit Application	_____	_____	_____
3. Site Plan	_____	_____	_____
Property (3 copies)	_____	_____	_____
Topo Map (available in Rm 204 C.O.B.) (2 copies)	_____	_____	_____
(please label site clearly)	_____	_____	_____
4. Building Elevation Drawings	_____	_____	_____
5. Photographs (please label all photos clearly)	_____	_____	_____
Adjoining Buildings	_____	_____	_____
Surrounding Neighborhood	_____	_____	_____

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZACW

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Staff has reviewed the Undersize Lot application and recommends **Denial**. This project cannot meet the setback requirements of the Baltimore county Zoning Regulations. Staff is also recommending that the variance request be denied (see ZAC Item # 460).

Signed by: Ervin McDaniel
for the Director, Office of Planning & Zoning

Date: 6/16/98

#460

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

110111

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
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\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER.LOT (TXTSOPH)

HOLLY NECK IMPROVEMENT ASSOCIATION, INC.

1910 MARSH RD.
BALTIMORE, MD. 21221

July 10, 1998

*Baltimore County Zoning Commissioner
Towson, Md. 21204*

Dear Mr. Commissioner,

Please be advised that the Holly Neck Improvement Association, Inc. would like to be entered into the record as being opposed to the cases appearing before you, specifically 98-447-A, 98-449-A, 98-460-SPH, and 98-461-SPHA.

We take this position for the following reasons:

- 1) The Cedar Beach sewer collection system was put in place to correct existing health problems and not to encourage new development. We are happy to see that the Planning Staff agree's with this statement and for the first time has said so in writing (refer to Staff's recommendation for denial).*
- 2) The said properties are located within the Chesapeake Bay Critical Area's boundaries. This significant piece of legislation recognized that over development was one of the main sources of pollution of the Chesapeake Bay and recommended that development be limited in these critical areas.*
- 3) The request for undersized lots are in total contradiction to the RC-5 zoning of the land.*
- 4) The request would have a negative impact on the entire community, but in particular they would adversely affect the ability of Mr. Richard Schmidt to access his home.*
- 5) There is no hardship involved by the property owner Mr. Dickerson due to the fact that he obtained ownership very recently upon the death of his mother, and it is not his intent to construct dwellings for himself or members of his family, but rather he intends to sell the properties.*

6) The requests for variances for side yard and rear set backs are not consistent with the surrounding community.

7) Finally, after much discussion with various County Agencies concerning in-fill development in the Cedar Beach community we have been informed that the county is studying the area and no permits are to be issued until the results of the study are finalized (refer to the enclosed letter to County Executive Ruppertsberger).

For these reasons, and others including that fact the People's Counsel has entered into this case we strongly recommend that you deny these applications and furthermore we ask that no more variances or special exceptions be permitted in the lower Back River Neck and Holly Neck areas until some of the concerns addressed in this letter, in Holly Neck's letter dated Dec. 17, 1997 (copy enclosed), in the letter to County Executive Ruppertsberger dated July 1, 1998 (copy enclosed) and in the lower Back River Neck Community Action Plan are resolved.

We thank you for your consideration on this matter. If you would like further information or wish to speak to us please call 410-780-1095. We would be more than happy to answer any questions.

Respectfully,



Keith Roberts

Holly Neck Improvement Association, Inc.

cc: Back River Neck Peninsula Community Association, Inc.
People's Counsel
Councilman Vinco Gardina
Richard Schmidt

Holly Neck Improvement Association, Inc.
1910 Marsh Rd.
Baltimore, MD. 21221

December 17, 1997

Jane Nishida, Secretary of the Environment
2500 Broening Hwy.
Baltimore, MD. 21224

FILE COPY

Dear Secretary Nishida,

The membership of the Holly Neck Improvement Association, Inc. has instructed me to forward a question to you for response. Before I ask the question, let me give you a little background information.

In 1983 the Maryland General Assembly, and Governor Hughes enacted the Chesapeake Bay Critical Areas Legislation. This historic document pointed out, among many things, that one of the main sources of pollution of the Chesapeake Bay was over development around the watershed. The legislation created an area surrounding the Bay watershed in which future development was to be limited. Keep in mind that the entire lower Back River Neck peninsula is within the Critical Areas boundary.

In 1993 the Cedar Beach Sewage Collection System was completed. The Cedar Beach system differed from other collection systems in that it employed the new technology of the "grinder pump" system. These grinder pumps, and the accompanying 3 inch main line pipes in the roads were constructed specifically to limit development.

Since the installation of the Cedar Beach Collection System, Baltimore County, through variances, non-conforming use, and special exceptions has given approval for the construction of no less than 35 new homes to be connected to the Cedar Beach System.

Since the enactment of the Critical Areas legislation, the number of homes on the lower Back River Neck south of Hyde Park Rd. has more than doubled, and continues to grow. Just look at Sue Creek Landing, Cape May Landing, New Haven Woods (both sections) and the list goes on.

Our specific question is two-fold. We request an exact definition of the terms "to limit development" and "limited development". In addition, we would like to know when Baltimore County is going to include the effects sewer capacity, infrastructure (including schools), pollution (air & water), health-safety-&welfare, and total build out hazards into the equations they use to decide if and when development should occur.

As you can see, this letter is copied to many different people and agencies. It is our desire to have a separate and specific response from each one. On behalf of the membership of the Holly Neck Improvement Association, I would like to thank you for your assistance and cooperation on this matter.

Respectfully,



Keith Roberts, President
Holly Neck Improvement Association, Inc.

cc: Councilman Vince Gardina
Senator Paul Sarbanes
Senator Barbara Mikulski
Congressman Bob Ehrlich
Governor Parris Glendening
County Executive Ruppertsberger
Delegates DeCarlo, Holt & Weir
Tom Filip, U.S. Army Corps of Engineers
Robert Beckett, Administrator, Growth Management Program, DNR
Arthur Dorman, Chairman, Chesapeake Bay Trust
Ronald Kreitner, Director, State Planning Office
Stephen G. Samuel Moxley, Chesapeake Bay Critical Areas Commission
George Perdikakis, Director, DEPRM
Arnold Jablon, Director, Permits & Development Management
Pat Keller, Director, Office of Planning
Lawrence Schmidt, Zoning Commissioner
Carl Maynard, President, BRNPCA

BACK RIVER COALITION

1910 MARSH RD.
ESSEX, MD. 21221

PARTICIPATING ORGANIZATIONS

BACK RIVER NECK
PENINSULA COMMUNITY
ASSOCIATION, INC.

BARRISON POINT
IMPROVEMENT
ASSOCIATION, INC.

EAST HOPEWELL AVE.
COMMUNITY
ASSOCIATION, INC.

GOODWOOD IMPROVEMENT
ASSOCIATION, INC.

HOLLY NECK
IMPROVEMENT
ASSOCIATION, INC.

KINGSLEY PARK
COMMUNITY
ASSOCIATION, INC.

MIDDLEBOROUGH
CIVIC ASSOCIATION, INC.

REPUBLICAN ASSOCIATION
OF MARYLAND, INC.

ROCKAWAY BEACH
IMPROVEMENT
ASSOCIATION, INC.

TURKEY POINT
IMPROVEMENT
ASSOCIATION, INC.

WALNUT GROVE
NEIGHBORHOOD
ASSOCIATION, INC.

July 1, 1998

County Executive Dutch Ruppertsberger
Old Court House
Towson, MD. 21204

Dear Dutch,

On December 17, 1997 we sent many letters out to various elected officials and government agencies concerning the increasing amount of development occurring on the lower Back River Neck Peninsula (a copy of the letter is enclosed). It was, and has been our understanding that the Critical Areas Legislation and the grinder pump sewer systems were put in place to limit development in this environmentally sensitive area. Yet the enclosed letter and pictures indicate that development in this area has actually increased in the past 15 years, and continues to grow.

Our original letter brought many responses from the various recipients. One response which was of particular interest was from Deputy Zoning Commissioner Tim Kotrocco. Mr. Kotrocco suggested that his office did not always have all the pertinent information such as sewer capacity, when they were making their decisions on development issues in our area. Mr. Kotrocco suggested a meeting with selected community leaders and Pat Keller, Arnold Jablon, George Perdikakis, Lawrence Schmidt and himself to discuss this matter. A meeting was scheduled for March 6, 1998. About one week prior to the meeting Mr. Kotrocco called to say the meeting had been canceled due to the fact that the Office of Planning and Zoning was already aware of the concerns of residents, and they were doing a study of the area which was about two weeks away from completion. A major announcement was to come from the results of this study. In the mean time we heard that no new permits were being issued in our area.

BACK RIVER COALITION

1910 MARSH RD.
ESSEX, MD. 21221

PARTICIPATING ORGANIZATIONS

BACK RIVER NECK
PENINSULA COMMUNITY
ASSOCIATION, INC.

BARRISON POINT
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COMMUNITY
ASSOCIATION, INC.

GOODWOOD IMPROVEMENT
ASSOCIATION, INC.

HOLLY NECK
IMPROVEMENT
ASSOCIATION, INC.

KINGSLEY PARK
COMMUNITY
ASSOCIATION, INC.

MIDDLEBOROUGH
CIVIC ASSOCIATION, INC.

REPUBLICAN ASSOCIATION
OF MARYLAND, INC.

ROCKAWAY BEACH
IMPROVEMENT
ASSOCIATION, INC.

TURKEY POINT
IMPROVEMENT
ASSOCIATION, INC.

WALNUT GROVE
NEIGHBORHOOD
ASSOCIATION, INC.

Here we are on July 1, 1998 and we have heard nothing from anyone in Baltimore County in reference to our concerns. While we wait it seems that new construction is continuing with reckless abandon. We, the community associations of the lower Back River Neck now feel that we have been patient enough in waiting four (4) months for a response that was only to take two weeks and we have no other alternative at this time other than to demand a response from Baltimore County in reference to our concerns about increased development of the lower Back River Neck.

We eagerly await your response on this matter. We also thank you in advance for your prompt consideration.

Respectfully,



Keith Roberts, President
Holly Neck Imp. Assn., Inc.



Carl Maynard, President
BRNPCA, Inc.

Norbert Anderson, President
Turkey Point Imp. Assn., Inc.

Debby Hyson, President
Barrison Point Imp. Assn., Inc.

cc: Vince Gardina

ADDITIONALLY WE WOULD LIKE TO
BRING TO YOUR ATTENTION THAT TWO
SURVEYOR STONES WHICH WERE USED IN
THE ORIGINAL PLAT OF CEDAR BEACH
DATED 1923 (AND IT IS RUMORED THAT
THEY PRE-DATE THAT) AND ARE SHOWN ON
THE CEDAR BEACH PLAT AS "STONE II,
AND STONE III ARE STILL IN EXISTENCE
AND WE BELIEVE THAT THEY ARE ON MR.
DICKERSON'S PROPERTY.

WE WOULD LIKE TO REQUEST THAT
STEPS BE TAKEN TO PRESERVE AND
PROTECT THESE MARKERS FOR THEIR
HISTORICAL SIGNIFICANCE.

THANK YOU

A handwritten signature in cursive script that reads "Keith Roberts". The signature is written in dark ink and is positioned between the "THANK YOU" text and the printed name.

KEITH ROBERTS

John J. Dickerson
STATE REGISTRAR OF VITAL RECORDS

FOR STATE REGISTRAR
STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE
CERTIFICATE OF DEATH

REG. NO.

1. DECEDENT'S NAME (First, Middle, Last) Doris Ann Dickerson		2. DATE OF DEATH MONTH DAY YEAR January 1, 1995		3. TIME OF DEATH 11:00 A. M.
4. SOCIAL SECURITY NUMBER 212-22-8398	5. SEX <input type="checkbox"/> M <input checked="" type="checkbox"/> F	6. AGE (In yrs. last birthday) 68 YRS.	7. DATE OF BIRTH MONTH DAY YEAR July 21, 1926	8. BIRTHPLACE (State or Country) Maryland
9a. FACILITY NAME (If not institution, give street and number) 1308 Chapel Hill Drive		9b. CITY, TOWN OR LOCATION OF DEATH Baltimore		9c. COUNTY OF DEATH Baltimore
10a. STATE Maryland	10b. COUNTY Baltimore	10c. CITY, TOWN OR LOCATION Baltimore		10d. INSIDE CITY LIMITS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10e. STREET AND NUMBER 1308 Chapel Hill Drive		10f. ZIP CODE 21237	10g. CITIZEN OF WHAT COUNTRY? U.S.A.	
11. MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced	12. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, GIVE WAR OR DATES		13. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No— If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Specify:	
14. RACE — American Indian, Black, White, etc. Specify: White				
15. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) 12		16a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired.) Realtor		16b. KIND OF BUSINESS/INDUSTRY Real Estate Company
17. FATHER'S NAME (First, Middle, Last) Max Byczynski		18. MOTHER'S NAME (First, Middle, Maiden Surname) Anna Dombrowski		
19a. INFORMANT'S NAME (Type/Print) Mark W. Dickerson (son)		19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 1308 Chapel Hill Drive, Baltimore, MD 21237		
20a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE AND DATE OF DISPOSITION (Name of cemetery, crematory or other place) Gardens of Faith Cemetery 1/4		20c. LOCATION — City or Town, State Baltimore, Maryland
21. SIGNATURE OF FUNERAL SERVICE LICENSEE <i>Eugene J. L...</i>		22. NAME AND ADDRESS OF FACILITY Schimunek Funeral Homes, Inc. 9705 Belair Rd., Baltimore, MD 21236		
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → ACUTE MYOCARDIAL INFARCTION DUE TO (OR AS A CONSEQUENCE OF): ARTERIOSCLEROTIC HEART DISEASE DUE TO (OR AS A CONSEQUENCE OF): DUE TO (OR AS A CONSEQUENCE OF): DUE TO (OR AS A CONSEQUENCE OF): Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST				Approximate Interval Between Onset and Death
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. CHRONIC OBSTRUCTIVE LUNG DISEASE				24a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DID TOBACCO USE CONTRIBUTE TO CAUSE OF DEATH YES <input type="checkbox"/> NO <input type="checkbox"/> UNCERTAIN <input type="checkbox"/>				24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? <input type="checkbox"/> YES <input type="checkbox"/> NO
25. WAS CASE REFERRED TO MEDICAL EXAMINER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> OOA OTHER: <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)		
27. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		28a. DATE OF INJURY (Month, Day, Year)	28b. TIME OF INJURY M	28c. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		28d. PLACE OF INJURY — At home, farm, street, factory, office building, etc. (Specify)		28e. DESCRIBE HOW INJURY OCCURRED
29a. CERTIFIER (Check only one) <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. <input type="checkbox"/> MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated		29b. SIGNATURE AND TITLE OF CERTIFIER <i>Teodulo Paglinauan</i> Dr. Teodulo Paglinauan		
29c. LICENSE NUMBER DISD 22		29d. DATE SIGNED (Month, Day, Year) 1/5/95		
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type, Print) Dr. Teodulo Paglinauan, 8552 Philadelphia Road, Baltimore, MD 21237				
31. DATE FILED (Month, Day, Year) JAN 11 1995				

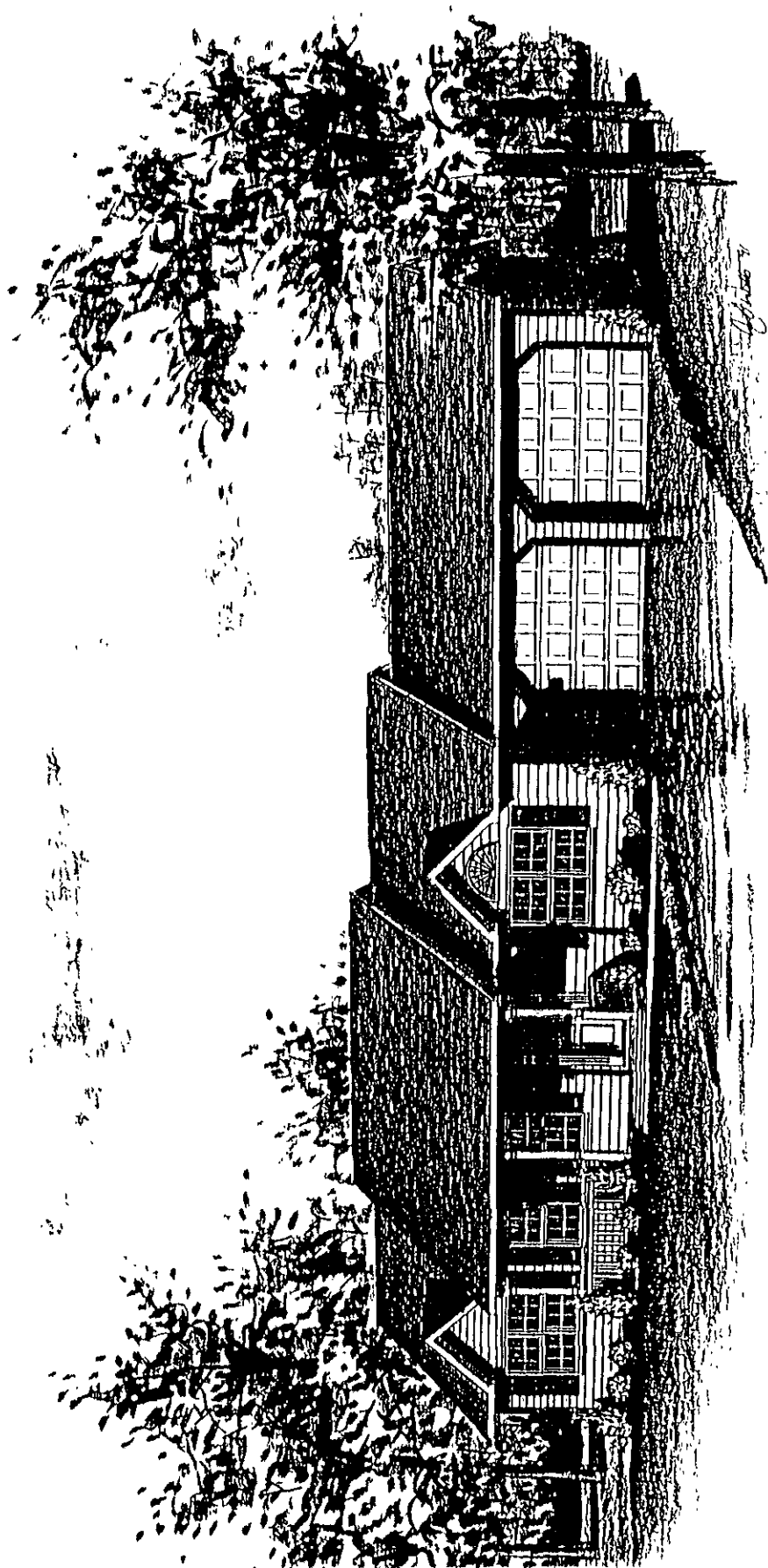
TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

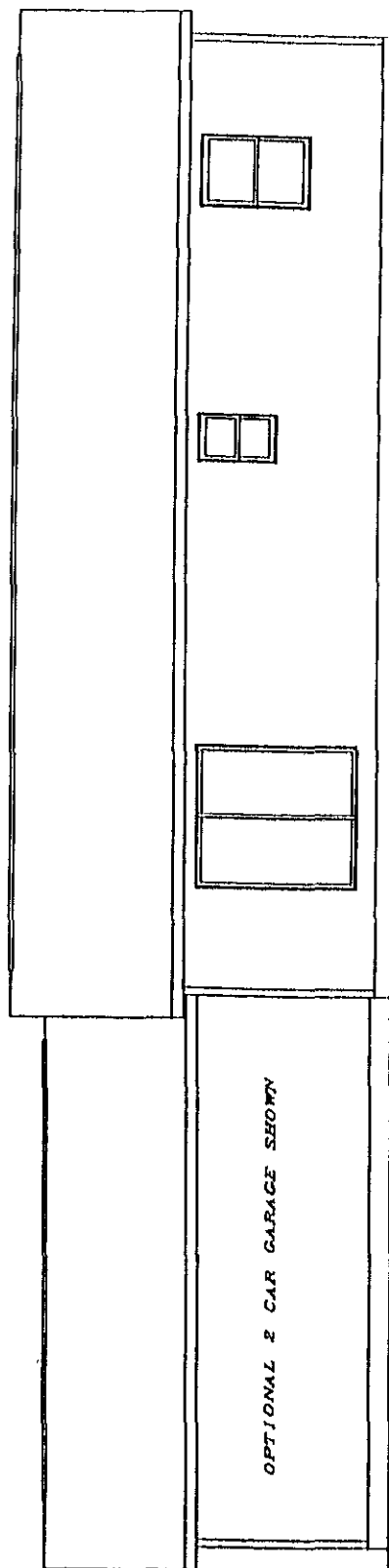
98-460-SPH

#460

Q9h#



09/17



REAR ELEVATION

TITLE: PRELIMINARY PLAN #103

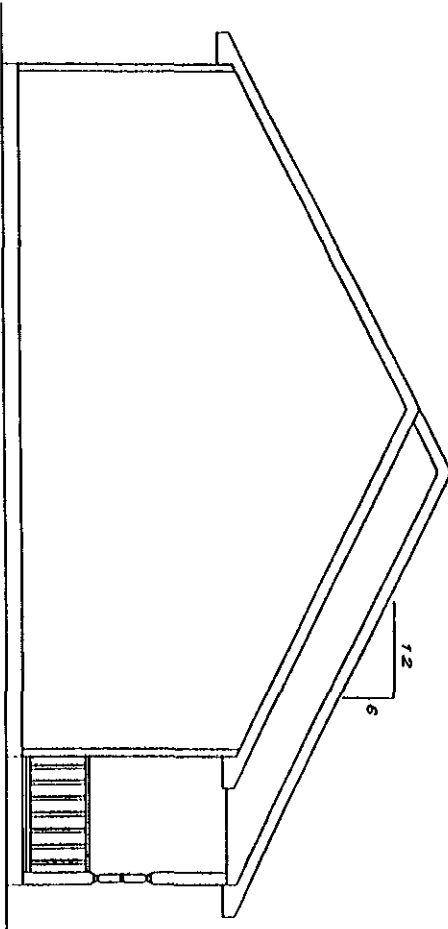
DATE: 11 MARCH 91 SCALE: 3/16" = 1' 0"

REVISIONS: DRAWN BY: DRP

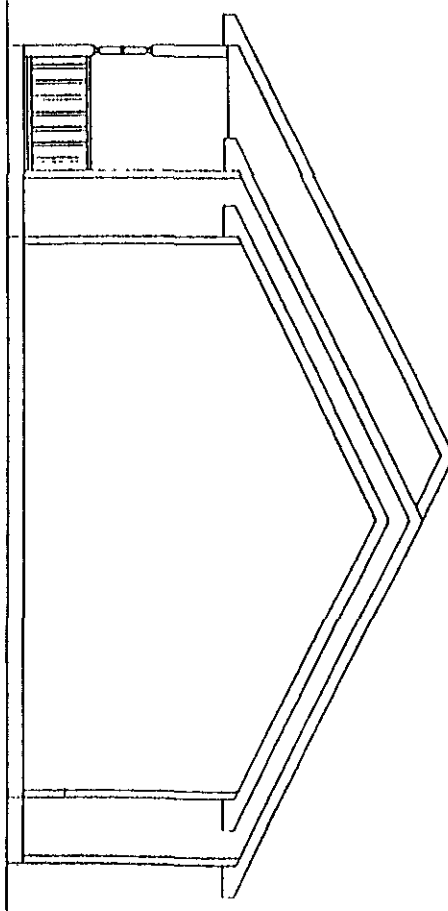
APPROVED BY:

DRAWING #

FOREST HOME SYSTEMS INC - SELINS GROVE PA



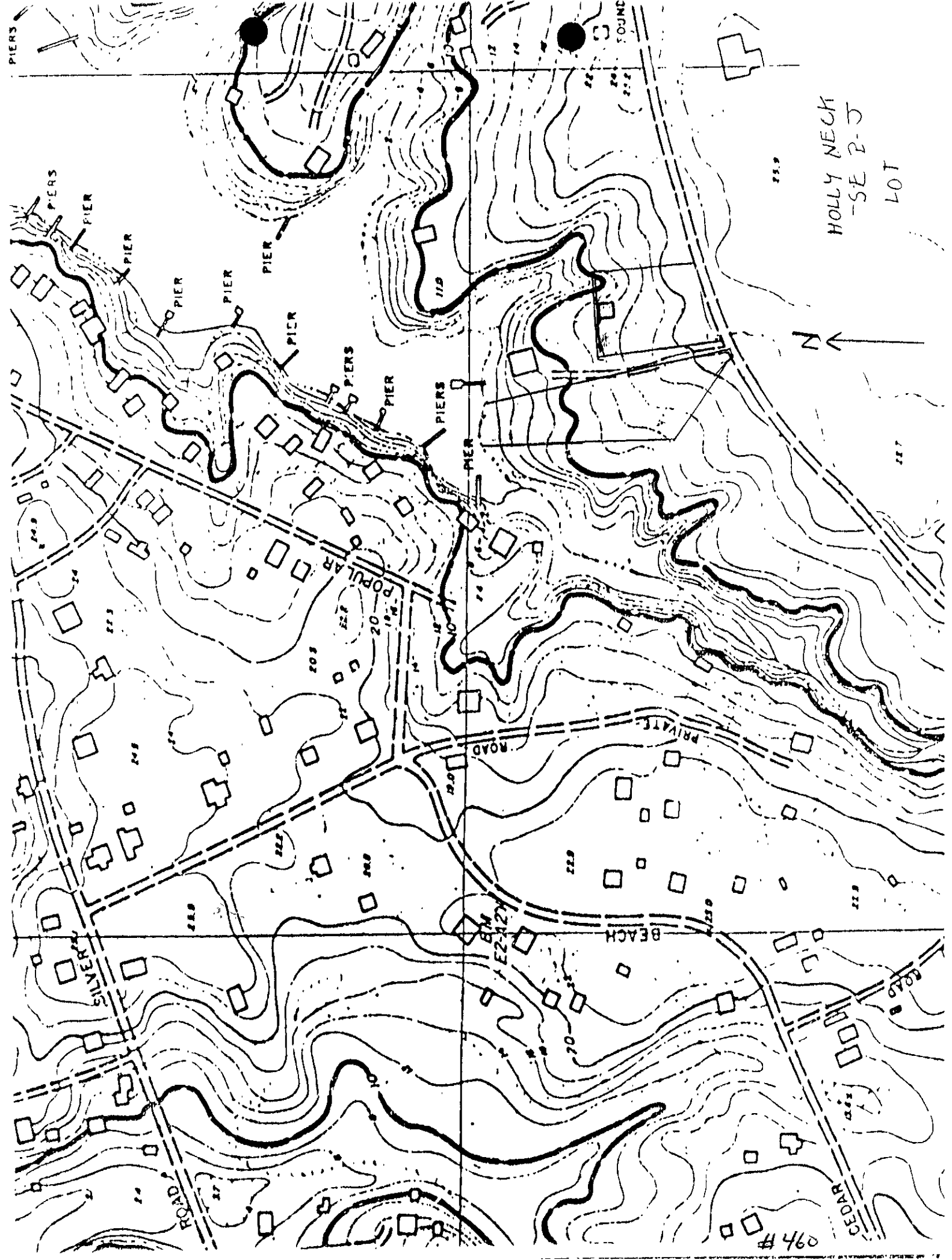
LEFT CABLE ELEVATION



RIGHT CABLE ELEVATION

TITLE: PRELIMINARY PLAN #103	
CABLE ELEVATIONS	
DATE: 26 FEB 91	SCALE: 3/16"=1'-0"
REVISIONS:	DRAWN BY: DRP
	APPROVED BY:
DRAWING 1	
FOREST HOME SYSTEMS INC. - SELINSGROVE PA.	

#460



HOLLY NECK
-SE 2-5
LOT

N

BEACH

PRIVATE ROAD

POPULAR

SILVER

CEDAR

PIERS

SOUND



SUT CREEK
S 67°-36' W
60.30

PIPE

PIPE

CONT.
BOLT DOWN

N 80°-27' W
12.20

N 15°-29' W

228.20

S 3°-17'-20" E

340.92

.934 AC.

PIPE

DIET DRIVEWAY
AS NOW TRAVELED

25

PIPE

S 78°-03' W

155.00

PIPE

N 14°-19' E

199.00

BEG
2ND PARCEL

OLD FRAME
DWG

3084 S.F.

.713 AC.

REG. 1ST
STONE
MARKED

S 62°-35' E

131.00

OLD
PIPE

PIPE

43.00

N 78°-03' E

PIPE

223.00

2D.

HOLLY

NECK

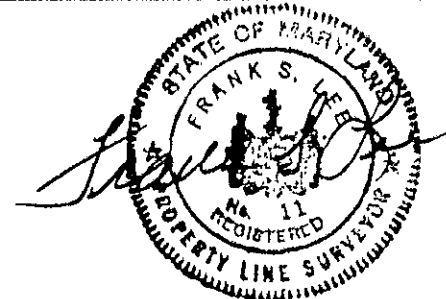
DEED REF. 5231-614

1.647 Acres

15TH DISTRICT BALTIMORE CO., MARYLAND

SCALE 1" = 50'

DATE 4-23-87



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: HOLLY NECH RD.

SECTION: CEQUAR BEACH

OWNER: MARRH & DORIS OICKERSON

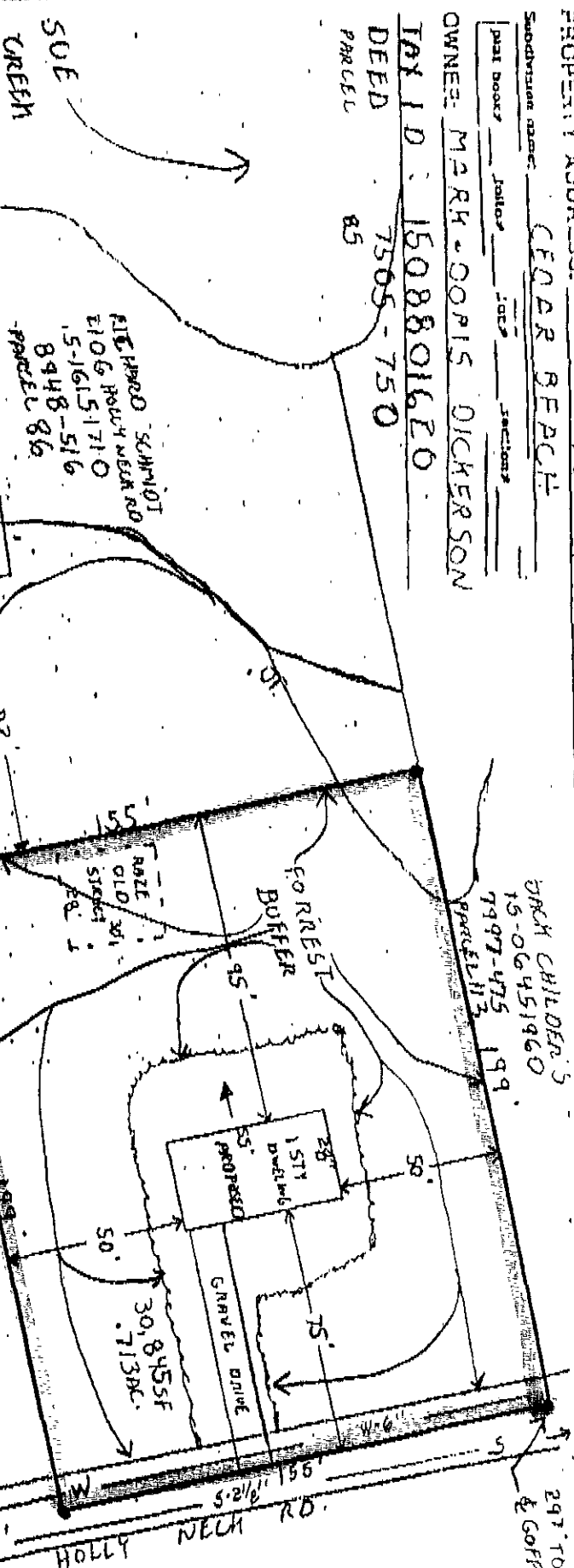
TAX ID: 1508801620

DEED: 7505-750

PARCEL: 85

See pages 5, 6 of the CHECKLIST for additional required information

ORCA CHILDREN'S
15-06451960
7997-475 199
PARCEL 113

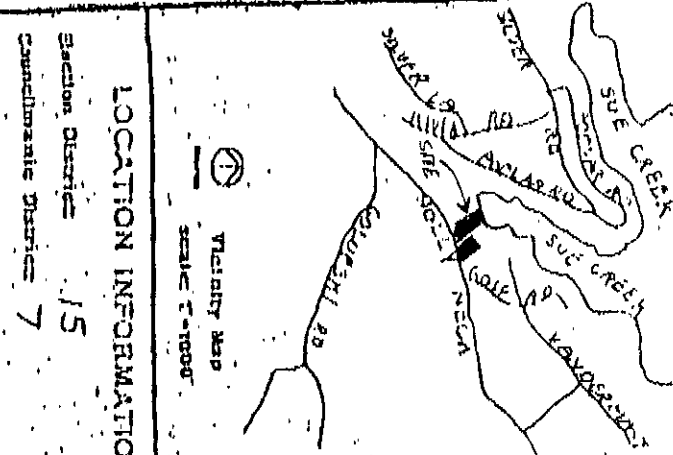


FILED PERIOD SCANNED
1106 HOLLY NECH RD
15-16151710
8948-516
PARCEL 86

RAZED
OLD
STREET
PARCEL 1

157' Dwell
30,845 SF
713 AC
GRAVEL DRIVE

297' TO & GOLF



98-460-SPH

LOCATION INFORMATION
Section District: 15
Councilmanic District: 7
T-2200 scale map: SE 2-3
Zoning: R.C.5
Lot size: 1/3 30845
Acreage: 1.07 155

Check for Bay Critical Areas
Prior Zoning Hearings: NONE
Zoning Office USE ONLY:
Reviewed by: ITEM # CASE #
BPR - 1 460 198-460-SPH

Scale of Drawing: 1" = 50'

North

DATE: 5-1-95

BY: BPR

Scale of Drawing: 1" = 50'

North

DATE: 5-1-95

BY: BPR

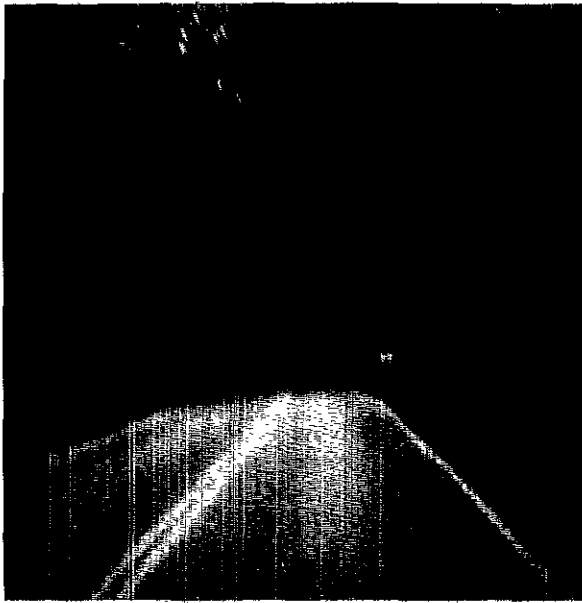


Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

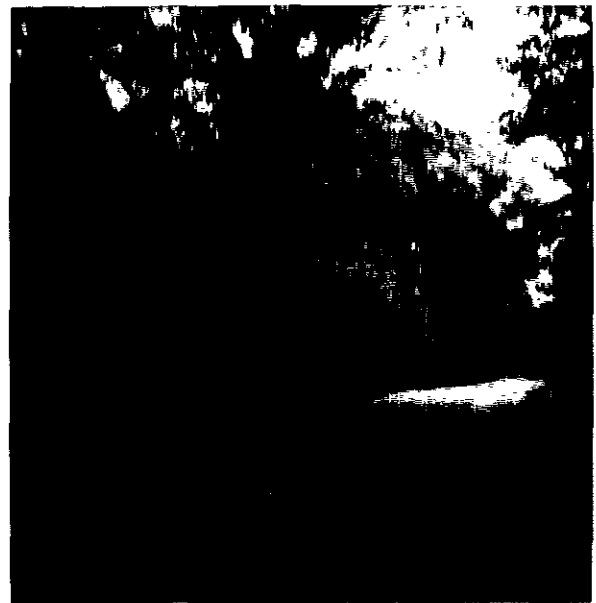
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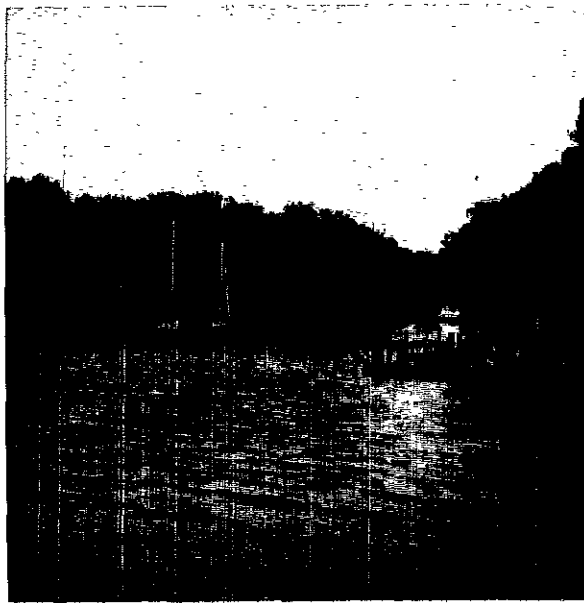
#98-460-584



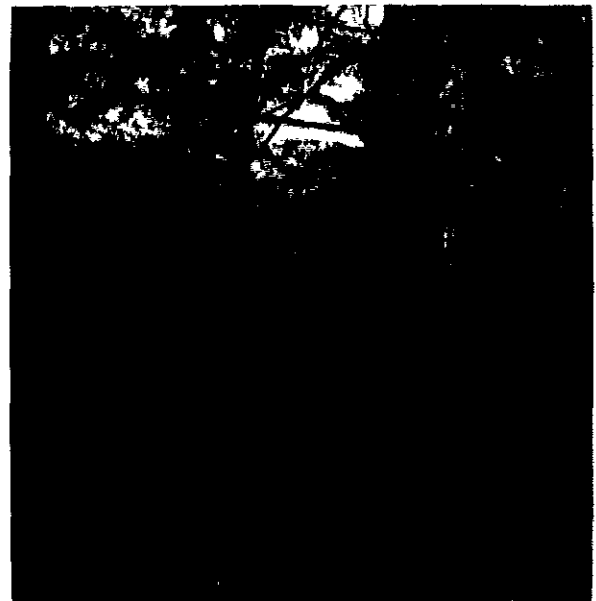
LOOKING WEST UP HOLLY NECK



LOOKING EAST DOWN HOLLY NECK RD



LOOKING WEST DOWN SUB
CREEK FROM ACROSS RIVER



LOOKING NORTH INTO LOT
FROM HOLLY NECK